

THE
C A S E
O F
Sir JOHN BLUNT, Bart.



IR John contracted with John Ward of Hackney for the Purchase 15 July, 1720.
 of Two Estates for 50,000*l.* *viz.* 30,000*l.* for One in *Wapping Stepney*, lett by Lease to *William Mason* in 1717 for 500 Years, at 600*l.* *per Annum*, free of Taxes: And 20,000*l.* for the other Estate, lying in *Greys-Inn Lane* in *Holbourn*, likewise lett by another Lease to said *Mason* in 1717 for 500 Years, at 400*l.* *per Annum*, free of Taxes.

The 50,000*l.* was to be paid by 40,000*l.* in Money, and the remaining 10,000*l.* by 1000*l.* *South-Sea Stock* at 1000*l.* *per Cent.* which was the then Current Price.

Sir *John* having at the Time of the said Contract sold but little (if any) of his Stock, and being willing to take his own Time to sell it, to raise said Purchase Money, was not willing to agree to pay the same presently, which happened to suit well with Mr. *Ward's* Circumstances, with Respect particularly to the *Wapping* Estate, which was then in Mortgage to the Duke of *Bucks* for 14,000*l.* and the Times for Payment not being expired, and the *Duke* and *Ward* not being on good Terms together, *Ward* was jealous the *Duke* would not take his Money before it was due, especially if he found it any Convenience or Advantage to *Ward* to pay it sooner, as it afterwards happened.

So that it was in said Contract agreed between Sir *John* and *Ward*, That *Ward* should have till *Midsummer, 1721.* to perfect the Conveyances: And that Sir *John* should pay him 20,000*l.* Part of the Purchase Money, *viz.* 12,000*l.* in Part for the *Wapping* Estate, and 8000*l.* in Part for the *Greys-Inn Lane* Estate, on the First of *November, 1720.* And the Remainder of the Purchase Money for each Estate upon Executing the Conveyances thereof respectively.

Accordingly Sir *John* paid *Ward* the 20,000*l.* and took a Receipt for it on 1 *November, 1720.* the Back of the Contract.

Sir *John* deposited in Mr. *Crop's* Hands in *South-Sea Bonds* and *Exchequer* 23 *January, 1720.* *Bills* 17,600*l.* in Trust, towards securing the Remainder of the Purchase Money, And it was so expressed in the Receipt Mr. *Crop* gave Sir *John* for it.

The Conveyances for the *Greys-Inn Lane* Estate were executed, and *Ward* 22 *March, 1720.* was paid the Residue of the Purchase Money for that Estate by 5600*l.* out of said Deposits in Mr. *Crop's* Hands, and by 2400*l.* *South Sea Bonds*, and 400*l.* *South Sea Stock* furnished by Sir *John*.

The Conveyances of the *Wapping* Estate were executed by *Ward* to Sir *John*, 13 *June, 1721.* and *Ward* was then paid out of said Deposits in Mr. *Crop's* Hands, and by *South Sea Stock* furnished by Sir *John*, all the Residue of the Purchase Money for that Estate, except 3500*l.* which then remained due on said Mortgage to the *Duke*, and which his Executors refused to take and assign the Mortgage otherwise than subject to certain Articles, which Sir *John's* Council advised him not to accept: So the 3500*l.* remained deposited in Mr. *Crop's* Hands, 'till the *Duke's* Executors could be brought to take it, and make a due Assignment of the Mortgage, discharged of the said Articles, which *Ward* covenanted to procure in a limited Time.

Ward having obtained a Decree in *Chancery*, to compell the *Duke's* Executors to take the 3500*l.* and Interest, and to assign the Mortgage, discharged of the Articles: They assigned the same accordingly to Mr. *Crop*, by Direction of *Ward*, and then Mr. *Crop* paid them the 3500*l.* and Interest out of said Deposits in his Hands.

Sir *John*, in his Inventory and subsequent Account, gave a particular Account of all these Transactions, and delivered up said Purchase Deeds, with his other Deeds and Writings, to the Trustees, pursuant to the Act of Parliament for that Purpose.

Sir

THE

G A S E

OF

Sir John Blunt, Bart.